



*City of*  
**Lake Worth**  
**Beach**  
**FLORIDA**

*The Art of Florida Living.<sup>SM</sup>*



# Item F

**Resolution 31-2021:** An amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.



# Background

- The City of Lake Worth Beach was awarded a Small Matching Grant (#18.HSM.300.007) from the Florida Department of State to create a set of City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG).
- At the **January 15, 2019 City Commission Meeting**, the LWBHPDG were adopted through Resolution No. 03-2019.
- **Page 198 of the LWBHPDG** provides special considerations for window replacement. Item #5 states **“Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with Low-E or Solarban coatings, applied tint, and mirrored finishes are not recommended.”**



# Background

- After the adoption of the LWBHPDG, the Historic Resources Preservation Board (HRPB) gave the directive that **“clear Low-E” coatings were visually consistent with clear glass** and could be approved by either administrative review or review by the HRPB.
- At the **August 12, 2020 HRPB meeting**, the Board made a motion to place a **moratorium on all glass types other than clear**, as “clear Low-E” coatings varied in appearance between manufacturers due to inconsistent industry standards.
- At the **September 9, 2020 HRPB meeting**, the Board requested that staff provide **additional research that compares the efficiency of clear glass and glass with Low-E coatings**.



# Background

- At the **October 14, 2020 HRPB meeting**, the **Board** lifted the moratorium and **amended the Certificate of Appropriateness (COA) Approval Matrix** to create a standard for Low-E glass that was equivalent to clear glass in historic districts: **“All glazing shall be clear, non-reflective and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.”**





**AGENDA**  
**CITY OF LAKE WORTH BEACH**  
**HISTORIC RESOURCES PRESERVATION BOARD REGULAR MEETING**  
**VIA TELECONFERENCE**  
**WEDNESDAY, OCTOBER 14, 2020 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES**

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**APPROVAL OF MINUTES:**

A. September 9, 2020 Regular Meeting Minutes

**CASES**

**SWEARING IN OF STAFF AND APPLICANTS**

**PROOF OF PUBLICATION**

1) LDR Amendments Round 04

**WITHDRAWALS / POSTPONEMENTS**

**CONSENT**

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE**

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

- A. Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **631 Lucerne Avenue** (The Hummingbird); PCN# 38-43-44-21-15-509-0010 for the completed work. The subject property is a contributing resource to the Old Town Local Historic District and is located within the Downtown Zoning District.
- B. Consideration of a Completed Work Application for a Historic Preservation Ad Valorem Tax Exemption; and, the review and recommendation to the City Commission of a Historic Preservation Ad Valorem Tax Exemption for the subject property located at **910 North M Street**; PCN#38-43-44-21-15-286-0030 for completed work. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and located within the Single-Family and Two-Family Residential (SF-TF 14) Zoning District.

- C. Consideration of a Certificate of Appropriateness (COA) for accordion shutter installation for the condominium unit located at 31 South Golfview Road #13; 38-43- 44-27-36-001-0130.
- D. Consideration of a Certificate of Appropriateness (COA) for exterior alterations for the property located at **224 North L Street**; PCN#38-43-44-21-15-046-0130. The subject property is a contributing resource to the Northeast Lucerne Local Historic District and is located in the Medium Density Multi-Family Residential (MF-30) Zoning District.

**E. PZHP 20-03100007:** Consideration of an ordinance to Chapter 23 "Land Development Regulations" regarding changes to commercial vehicle parking, open air operations, temporary banner signage for new construction, landscaping requirements and artificial turf (Ordinance 20-15).

**PLANNING ISSUES:**

- A. Consideration of an amendment to the COA Approval Matrix that adds clear glazing standards and consolidates information for actions that impact the exterior appearance of properties located within the historic districts.

**PUBLIC COMMENTS:** (3 minute limit)

**DEPARTMENT REPORTS:**

- A. Presentation of award recipients that have demonstrated outstanding achievements in historic preservation; 113 South Federal Highway, 407 South Lakeside Drive, 231 North Ocean Breeze, 330 North Palmway, and 1101 North Lakeside Drive.

**BOARD MEMBER COMMENTS:**

**ADJOURNMENT**

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

**NOTE:** ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE, WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

**Note:** One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.



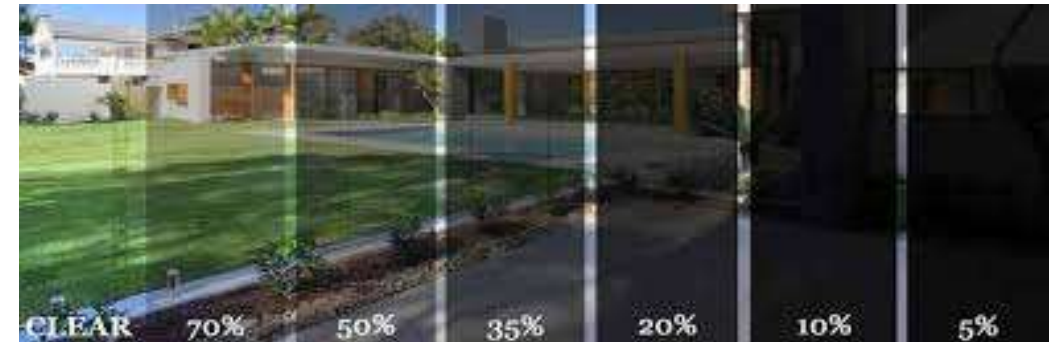
# Background

- At the **May 4, 2021 City Commission meeting**, staff was directed to amend **historic preservation requirements that limited Low-E coatings to a minimum 70% VLT.**
- The City Attorney, Susan Garrett, wrote a memorandum providing procedural guidance to adopt the 70% VLT standard, which indicated that an **amendment to the LWBHPDG was required to allow for the implementation of the 60% VLT standard.**
- Pursuant to the City's participation in the Certified Local Government program, a **notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG.**



# Analysis: Visible Light Transmittance (VLT)

- Visible light transmittance (VLT) refers to the amount of light that passes through a glazing material. A higher (VLT) means there is more light is being transmitted. For impact glass, the VLT typically ranges from 80% for uncoated clear glass to less than 10% for highly reflective coatings on tinted glass.





# Proposed Amendment (Page 198)

## A Range of Successful and Unsuccessful Window Replacements

### Special Considerations

1. Replacement windows should be installed in the original window openings, and the openings should not be altered in size or made smaller by filling in the framing.
2. Replacement windows should be installed to the same depth in the jamb as the existing windows, and should not be installed flush with the exterior of the wall.
3. The original wood window trim, window sills, and mullions should be retained when replacing windows. Where original trim and surrounds need to be replaced due to severe deterioration, the replacement elements should match what is being removed in profile, design, shape, size, configuration, and location.
4. If decorative divided lights are appropriate and compatible for your replacement windows, they should be created by utilizing exterior raised applied triangular muntins. Exterior flat muntins or "grills between the glass" should not be utilized. When utilizing a divided light pattern, monolithic glass is recommended over insulated glass, as the additional glass width associated with insulated products removes the exterior space in the window sash needed to accommodate exterior muntins.
5. Windows historically utilized clear glass, and therefore clear glass is the most compatible type for historic structures. Windows with ~~Low-E or Solarban coatings~~, applied tint, and mirrored finishes are not recommended allowed. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
6. It is important to verify with your contractor or design professional that your existing window openings and framing will support your desired replacement window product. Often, additional or reinforced structural support is needed to accommodate impact products. This may require all internal trim and wall space abutting your current windows to be demolished, which may remove original materials, increase the cost of the project, and result in additional construction time.



# Florida Department of State Recommendation



FLORIDA DEPARTMENT OF STATE

RON DESANTIS  
Governor

LAUREL M. LEE  
Secretary of State

May 28, 2021

Ms. Erin Sita  
Assistant Director  
Department for Community Sustainability  
7 North Dixie Highway  
Lake Worth Beach, FL 33460

Re: City of Lake Worth Beach Historic Preservation Design Guidelines (LWBHPDG) Amendment

Dear Ms. Sita,

Thank you for the submission of the proposed changes to the City of Lake Worth Beach Historic Preservation Design Guidelines. Upon review of the proposed changes, we conclude that the proposed amendment is not recommended.

The proposed amendment is not in agreement with the Secretary of the Interior's Standards. The *Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings* state that, "retrofitting historically-clear windows with tinted glass or reflective coatings that will negatively impact the historic character of the building..." is not recommended (p.6). The Standards continue that low-emissivity (low-e) glass is recommended if it is clear. Since a low-e coating with a visible light transmittance of less than 70% was determined by the Lake Worth Beach HRPB to be not clear glass, it is therefore not recommended for the design guidelines to permit its use on historic properties.

Please feel free to contact me at 850.245.6341 or [Mariah.Justice@dos.myflorida.com](mailto:Mariah.Justice@dos.myflorida.com) if you have any questions or concerns.

Sincerely,

Mariah Justice  
Certified Local Government Coordinator

cc: Jordan Hodges

Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
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- The City of Lake Worth is a Certified Local Government (CLG) with a required implementing ordinance and a historic preservation board established to develop and oversee the functions of its historic preservation program.
- Pursuant to the City's participation in the Certified Local Government program, a notice of at least 30 days was provided to the Florida Department of State regarding a City Commission meeting (June 15, 2021) to review the amendment to the LWBHPDG.
- The Florida Department of State Certified Local Government Coordinator, Mariah Justice, indicated that the proposed amendment is **not recommended as it would allow Low-E coatings with a visual light transmittance of less than 70% is not in agreement with the Secretary of Interior Standards for Rehabilitation and Guidelines on Sustainability for Rehabilitating Historic Buildings: "retrofitting historically-clear windows with tinted glass or reflective coatings will negatively impact the historic character of a building..."**.



# HRPB Recommendation

**RECOMMENDED TO THE CITY COMMISSION OF RESOLUTION 31-2021 to not approve the proposed amendment to page 198 of the City's Historic Preservation Design Guidelines to allow Low-E coatings with a minimum visible light transmittance (VLT) of 60% for glazing in the historic districts.**

- **As it is not recommended by the Florida Department of State that Low-E coatings with a VLT of less than 70% be utilized**



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